

20-21

**TRANSFER
TAX
PAID**

**WARRANTY DEED
Statutory Short Form**

FOXWOOD PROPERTIES, INC., a Maine Corporation with a business address of P. O. Box 126, Waterville, ME 04903, for consideration paid, grant and convey to **MY BACK PORCH, LLC**, a Maine Limited Liability Company with a business address of 631 Augusta Road, Winslow, ME 04901, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the northerly bound of the Webb Road and on the easterly bound of Interstate 95, north bound lane.

Thence, along the easterly bound of Interstate 95, north forty-eight degrees twenty-six minutes twenty seconds east (N 48° 26' 20" E) a distance of two thousand seven hundred seventy-four and ten hundredths (2774.10) feet to a point which is north fifty-nine degrees forty-seven minutes seventeen seconds west (N 59° 47' 17" W) a distance of ninety-six hundredths (0.96) feet from a five-eighths (5/8) inch rebar with an aluminum cap scribed "N.E. Land Survey Inc. #1247" at the southwesterly corner of land now or formerly owned by Union Front Corp. (reference Deed recorded in the Kennebec County Registry of Deeds in Book 3563, Page 250).

Thence, along the southerly bound of Union Front Corp. south fifty-nine degrees forty-seven minutes seventeen seconds east (S 59° 47' 17" E) a distance of nine hundred twenty and ninety-nine hundredths (920.99) feet to a five-eighths (5/8) inch rebar with a yellow plastic cap not legible.

Thence, continuing along Union Front Corp. south fifty-four degrees forty-nine minutes thirty-three seconds west (S 54° 49' 33" W) a distance of five hundred ninety-one and thirty-three hundredths (591.33) feet to a five-eighths (5/8) inch rebar with a yellow plastic cap scribed "N.E.L.S. - R.L.S. #1247" at the northwesterly corner of land now or formerly owned by Robert and Bonnie Caron (reference Deed recorded in the Kennebec County Registry of Deeds in Book 1588, Page 580).

Thence, along the westerly bound of Caron, south fifty-five degrees two minutes twenty seconds west (S 55° 02' 20" W) a distance of one thousand twenty and forty-eight hundredths (1020.48) feet to a three-quarters (3/4) inch pipe.

Thence, south fifty-five degrees forty-one minutes forty-eight seconds west (S 55° 41' 48" W) a distance of eight hundred seventy-nine and eighty-eight hundredths (879.88) feet to a five-eighths (5/8) inch rebar with a yellow plastic cap scribed John Pickett PLS #351.

Thence, the same bearing twenty (20) feet, more or less, to the centerline of a small brook on the westerly bound of land now or formerly owned by Kevin Houle (reference Deed recorded in the Kennebec County Registry of Deeds in Book 5272, Page 266).

Thence, along the westerly bound of Houle, following the centerline of the small brook in a generally southerly direction to a point on the northerly bound of the Webb Road.

The stream frontage having a tie line from the last mentioned capped five-eighths (5/8) inch rebar to the intersection with the Webb Road of south thirty-one degrees twenty-one minutes fifty-eight seconds west (S 31° 21' 58" W) a distance of three hundred seventy-one and eighty-one hundredths (371.81) feet.

Thence, along the northerly bound of the Webb Road, north sixty degrees eleven

② M.D.B.S.

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minutes thirty-one seconds west (N 60° 11' 31" W) a distance of sixty and fifty-one hundredths (60.51) feet to a point which marks the southeasterly corner of land now or formerly owned by Marc W. Chadbourne (reference Deed recorded in the Kennebec County Registry of Deeds in Book 8292, Page 272).

Thence, along the easterly bound of Chadbourne, north eight degrees zero minutes twenty-four seconds east (N 08° 00' 24" E) a distance of two hundred sixty-nine and twenty-six hundredths (269.26) feet to a point at the northeasterly corner of Chadbourne.

Thence, along the northerly bound of Chadbourne, north sixty degrees eleven minutes thirty-one seconds west (N 60° 11' 31" W) a distance of one hundred fifty and zero hundredths (150.00) feet to a point at the northwesterly corner of Chadbourne.

Thence, along the westerly bound of Chadbourne, south twenty-nine degrees forty-eight minutes twenty-nine seconds west (S 29° 48' 29" W) a distance of two hundred fifty and zero hundredths (250.00) feet to a five-eighths (5/8) inch rebar with a yellow plastic cap scribed John Pickett PLS #351 on the northerly bound of the Webb Road.

Thence, along the northerly bound of the Webb Road, north sixty degrees eleven minutes thirty-one seconds west (N 60° 11' 31" W) a distance of four hundred seventeen and thirty-three hundredths (417.33) feet to a point at the point of beginning. Area of the above described parcel is forty-four and eighty-five hundredths (44.85) acres, more or less.

This parcel is subject to a Central Maine Power Co. easement as described in the Kennebec County Registry of Deeds in Book 1307, Page 771 also subject to certain rights to a well as described in the Kennebec County Registry of Deeds in Book 8292, Page 272 which are shown on a plan entitled "Parcel of Land to be Conveyed to My Back Porch L.L.C." dated February 28, 2005, prepared by Pickett Land Survey Inc., and to be recorded in the Kennebec County Registry of Deeds.

Being a portion of the premises conveyed to Foxwood Properties, Inc., by Warranty Deed from Thomas D. Hayes and Kathy J. Hayes dated February 11, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5865, Page 324, and a portion of the premises conveyed to Foxwood Properties, Inc., by Warranty Deed from Marc W. Chadbourne dated January 31, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8292, Page 272.

In Witness Whereof, Donald J. Plourde, President of **FOXWOOD PROPERTIES, INC.**, has caused this instrument to be signed this 15th day of March, 2005.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

FOXWOOD PROPERTIES, INC.

Donald J. Plourde

By: Donald J. Plourde
Its: President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 15, 2005

Then personally appeared the above named Donald J. Plourde, President of **FOXWOOD PROPERTIES, INC.**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

William P. Dubord

SEAL

Received Kennebec SS.
03/18/2005 9:52AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

Notary Public

Print

Name:

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008